

FY 2010-11
CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Year End

	Annual Budget	Actual	% of Budget
Rental Income:			
CalPERS	\$ 4,941,040	\$ 4,789,556	96.9%
Child Care Center	18,000	18,000	100.0%
Golden One ATM	3,600	3,600	100.0%
Total Rental Income	<u>4,962,640</u>	<u>4,811,156</u>	<u>96.9%</u>
Other Income:			
Parking Income	1,698,440	1,629,585	95.9%
Facility Income	56,209	10,891	19.4%
Interest Income	12,272	8,690	70.8%
Miscellaneous Income	370	7,353	1987.3%
Total Other Income	<u>1,767,291</u>	<u>1,656,520</u>	<u>93.7%</u>
Transfer from PERF	<u>26,187,069</u>	<u>19,737,182</u>	<u>75.4%</u>
Total Gross Income	32,917,000	26,204,858	79.6%
Total Expenditures & Encumbrances	<u>32,917,000</u>	<u>26,939,651</u>	<u>81.8%</u>
Due to/(from) PERF	<u>\$ -</u>	<u>\$ (734,794)</u>	<u>N/A</u>

FY 2010-11
CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Operating and Non-Operating Expenditures
Year End

	Budget	Expenditures	% of Budget Expended
OPERATING EXPENSES:			
Utilities	\$ 3,166,656	\$ 2,877,866	90.9%
Taxes	36,231	36,050	99.5%
Insurance	96,348	-	0.0%
Waste Removal	38,384	27,099	70.6%
Engineering	2,496,172	2,242,638	89.8%
Electrical	355,848	234,552	65.9%
HVAC	250,880	324,347	129.3%
Plumbing	40,570	51,786	127.6%
Elevator/Escalator	189,524	218,037	115.0%
Janitorial	2,731,487	2,723,425	99.7%
Landscaping	778,498	754,636	96.9%
Garage/Parking	304,094	245,992	80.9%
General Maintenance	431,177	391,634	90.8%
Security	2,191,553	2,179,236	99.4%
Fire and Life Safety	114,515	113,529	99.1%
Green Building Programs	130,500	89,503	68.6%
Management Fees	342,682	398,314	116.2%
Administration	803,131	700,177	87.2%
Cafeteria/Catering	615,574	651,987	105.9%
Child Care Center	3,780	1,612	42.7%
Total LPBA Operating Expenditures	15,117,604	14,263,820	94.4%
NON-LPBA OPERATING EXPENSES			
Non-Building Expenses	1,305,182	1,305,089	100.0%
Off-Site Expenses	340,259	380,453	111.8%
Sun Center Expenses	421,911	350,630	83.1%
Total Non-LPBA Operating Expenditures	2,067,352	2,036,172	98.5%
Total Operating Expenditures	17,184,956	16,299,992	94.9%
NON-OPERATING EXPENSES:			
Owner Improvements:			
Outside Services	451,400	186,538	41.3%
Materials/Supplies	79,104	54,889	69.4%
Install/Reconfigure	550,000	403,355	73.3%
Wire Plant/Voice & Data	2,616,287	1,646,380	62.9%
Misc. Owner Improvements	1,376,000	1,541,235	112.0%
Total Owner Improvements	5,072,791	3,832,397	75.5%
Building Improvements:			
Outside Services	1,775,363	1,333,304	75.1%
Materials/Supplies	16,800	1,426	8.5%
Misc. Tenant Improvements	2,955,498	20,420	0.7%
Misc. Building Improvements	604,410	1,415,234	234.2%
Leasing Expenses	-	158,326	0.0%
Total Building Improvements	5,352,071	2,928,710	54.7%
Other Expenditures:			
Furniture Assets	1,404,800	353,916	25.2%
Telecommunication	2,816,382	2,854,983	101.4%
Front Street Regional Transit Shuttle	66,000	-	0.0%
Building Insurance	1,000,000	664,123	66.4%
Security	10,000	-	0.0%
Fire Marshal	10,000	5,530	55.3%
Total Other Expenses	5,307,182	3,878,552	73.1%
Total Non-Operating Expenses	10,424,862	6,761,108	64.9%
TOTAL EXPENSES	\$ 32,917,000	\$ 26,939,651	81.8%